

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-24899 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex one parcel of land, generally located on the north side of West Centennial Parkway, 330 feet west of the North Fort Apache Road alignment, containing approximately 5.00 acres (APN 125-19-802-013), Ward 6 (Ross).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.00 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Rural Estates Residential)- Clark County Designation
North	Undeveloped	L (Low Density Residential)	U (Undeveloped) [L (Low Density Residential)] City of Las Vegas Designation
South	Undeveloped	R (Rural Density Residential)	R-E (Rural Estates Residential)- Clark County Designation
East	Undeveloped	L (Low Density Residential)	U (Undeveloped) [L (Low Density Residential)] City of Las Vegas Designation
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)- Clark County Designation

ANALYSIS

The subject parcel is currently undeveloped. The current county zoning for the parcel is R-E (Rural Estates Residential), which allows 2 units per acre. The city's equivalent zoning is U (Undeveloped) Zone with a L (Low Density Residential) General Plan Designation. The applicant has indicated the proposed use for the site is a reservoir and pumping station for the Las Vegas Valley Water District.

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This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city.

The subject parcels are located within an excepted area of the Inter-local agreement. This annexation is not required as consideration for the provision of sewer services.

FINDINGS

In the event the annexation is approved the applicant will need to submit applications for a General Plan Amendment and Rezoning to accommodate their proposed use. Since the subject property meets NRS requirements pertaining to annexations, and are consistent with the land use designations utilized by the city, staff recommends approval.

Also, there is a county action to vacate and abandon easements of interest to Clark County (VS-0006-07), which was approved on February 22, 2007. The plans depict the vacation and abandonment of three, 33 foot wide government patent easements north, east, and west sides of the property. The applicants states that the vacation and abandonment of the patent easements will allow an uninterrupted use with the easterly and north parcels which are controlled by the Water District, and to accommodate the building of a reservoir and pump station.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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